

Board of Selectmen

10/21/02 - (4) 4/28 (5)

TOWN OF ACTON
472 Main Street
Acton, Massachusetts 01720
Telephone (978) 264-9612
Fax (978) 264-9630
bos@town.acton.ma.us
www.town.acton.ma.us

October 21, 2002

Mr. Richard J. Herlihy
Development Officer
Massachusetts Housing Finance Agency
One Beacon Street
Boston, MA 02108

Re: Franklin Place, Acton, MA
PE-60

Dear Mr. Herlihy:

The Acton Board of Selectmen is aware of the pending 40-unit Franklin Place affordable housing development at 520 Main Street. No formal 40B application has been filed with the Board of Appeals but the developer, Ronald B. Peabody of NorthWest Development LLP, has met with our Town Planner and Building Commissioner to review and discuss conceptual plans. It is our understanding that the proposal entails four buildings, each with ten 2-bedroom condominium units. At least 25% of the proposed units would be affordable. Missing the State's 10% affordable housing goal by a wide margin, Acton is in need of more affordable housing.

Since plans at this time are only conceptual, we cannot speak to any particular concerns with the site or the proposed development on it. The usual items come to mind such as neighbor's concerns, traffic impacts, pedestrian amenities, or fire engine access. They should be addressed during the preliminary and formal reviews when all relevant Town Departments will participate, and during the public hearing process before the Acton Board of Appeals. NorthWest is an Acton-based company, which over the years has completed numerous projects in Town.

We hope this has been helpful.

Sincerely,

William Shupert
Chairman,
Acton Board of Selectmen

Don Johnson

From: Roland Bartl
Sent: Thursday, October 17, 2002 6:43 PM
To: Christine Joyce
Cc: John Murray; Don Johnson
Subject: MassHousing response

Importance: High

Christine-

Attached is a draft response letter to MassHousing for the Selectmen's signature. They have requested the Selectmens' comments on a pending affordable housing project. Please make sure this gets in their package for the coming 10/21 meeting. MassHousing has requested a response by 10/23. In your snail mail box is MassHousing's letter (from a Richard Herlihy) for the Selectmen to see, and for you to glean their fax number; Mr. Herlihy's e-mail is herlihy@masshousing.com. Also in the mailbox are some conceptual plan sheets and a hard copy of the attached draft response.



Franklin
ice.masshousing.doc

Roland Bartl, AICP
Town Planner
Town of Acton
978-264-9636



Massachusetts Housing Finance Agency
One Beacon Street, Boston, MA 02108

TEL: 617.854.1000 | FAX: 617.854.1029
TDD: 617.854.1025 | www.masshousing.com

9/26
Planning
ACHC
ZBA
Garry

SEP 25

September 23, 2002

William Shupert, Chairman
Board of Selectmen
Acton Town Hall
472 Main Street
Acton, MA 01720

Please send
any comments to
the Board

RE: Franklin Place, Acton, MA
PE-60

Dear Mr. Shupert:

The Massachusetts Housing Finance Agency (MassHousing) has received a Project Eligibility application under the Housing Starts program for Franklin Place located in Acton, MA.

To ensure a thorough review of the application, we are soliciting comments from the Town of Acton regarding this development. Any comments submitted should focus on the level of contact that the developer has had with the Town of Acton to explain the details of the proposed development and any issues or concerns the Town of Acton may have with the proposed development.

Please send your written comments to MassHousing by October 23, 2002. MassHousing will issue a decision as to the acceptability of the site and the general consistency of this development with the guidelines of the Housing Starts program. If you have any questions, please contact me at (617) 854-1335.

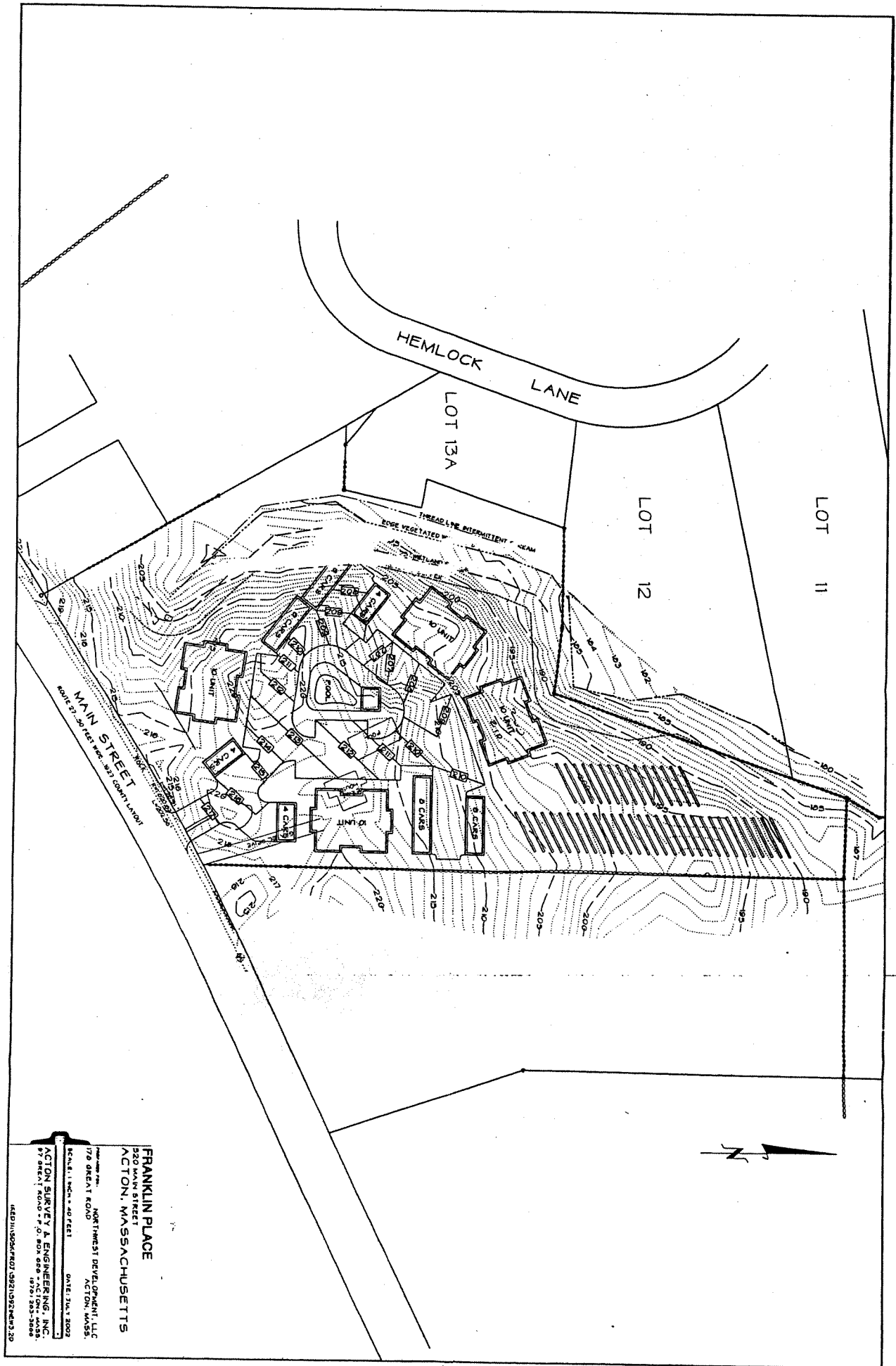
Sincerely,

Richard J. Herlihy

Richard J. Herlihy
Development Officer

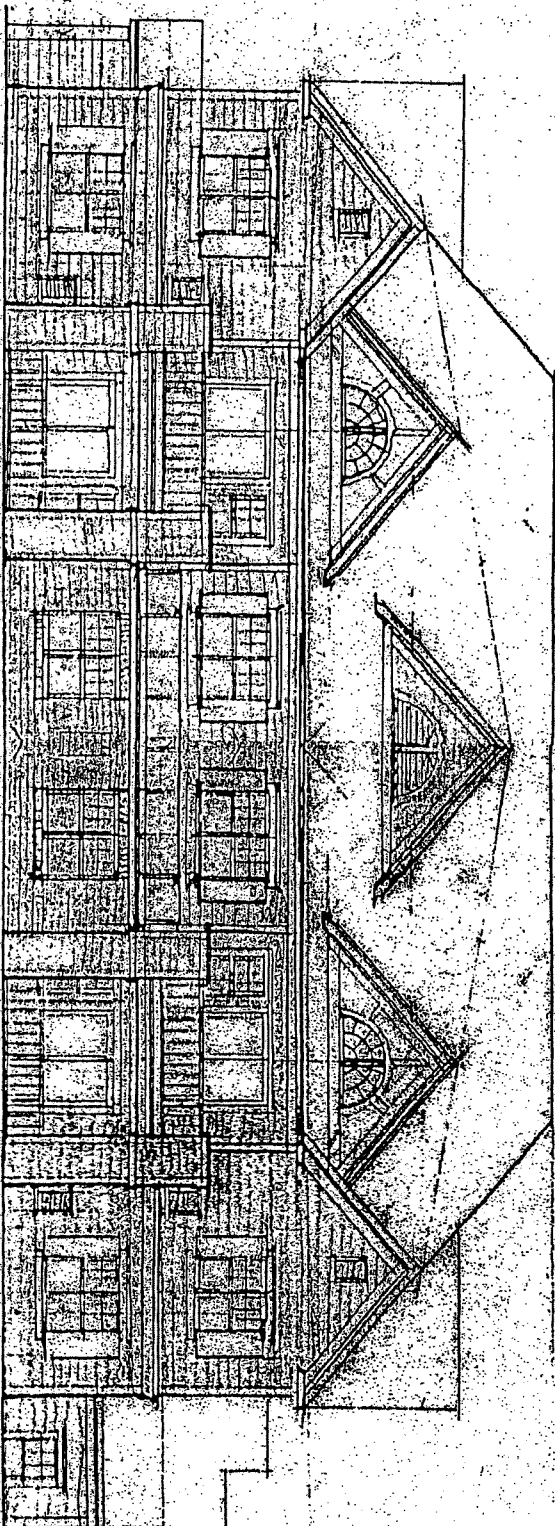
herlihy@masshousing.com

Cc: Chron.file



FRANKLIN PLACE
320 MAIN STREET
ACTON, MASSACHUSETTS

ACTON SURVEY & ENGINEERING, INC.
175 GREAT ROAD
ACTON, MASS.
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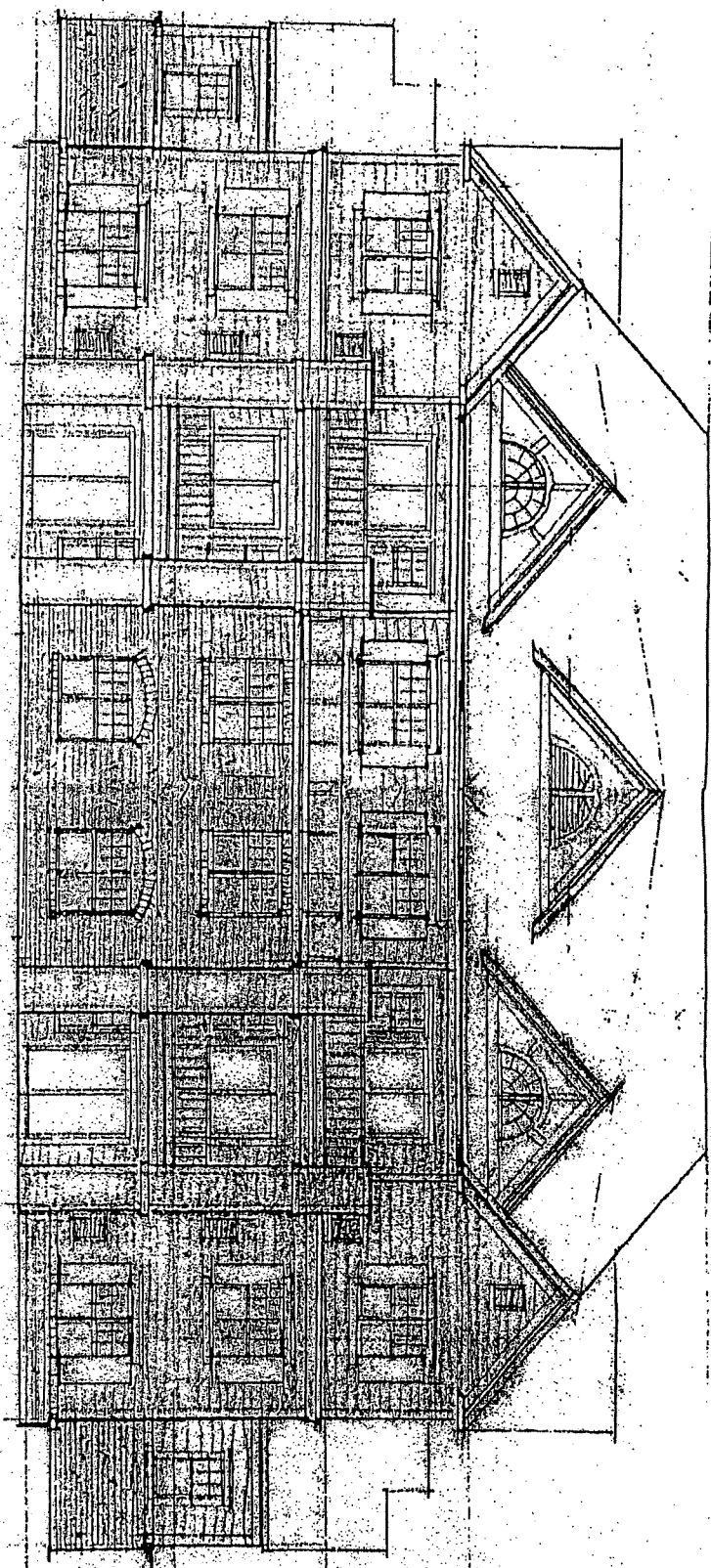
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TYPICAL FRONT ELEVATION

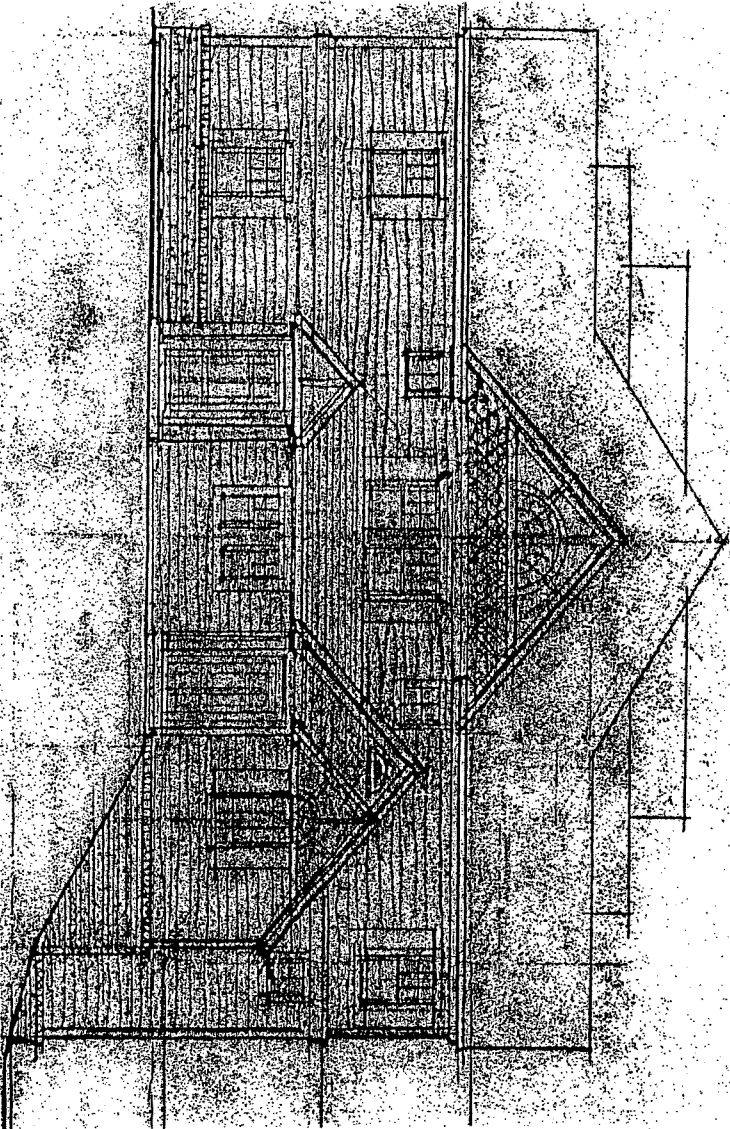
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J-1A



520 MAIN STREET

TYPICAL SIDE ELEVATION

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